DRAFT ENVIRONMENTAL IMPACT STATEMENT

FOR

THE CITY OF ELMA COMPREHENSIVE PLAN

DATE ISSUED:

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1. INTRODUCTION

a) The City of Elma proposes the adoption of a comprehensive land use plan which provides a basis upon which to make future land use decisions. Pursuant to SEPA guidelines, this environmental anaylsis will consider not only the action of adoption but also the subsequent actions of implementing the plan in so far as such implementation can be foreseen and can be related to the initial action of adoption. The detailed provision of the proposal are contained in the publication The City of Elma Comprehensive Plan: Part Two, The Comprehensive Plan, as revised to the latest date. This plan relies upon a publication entitled The City of Elma Comprehensive Plan: Part One, Inventory and Analysis, (September 1978) and this statement for its analytical base. The plan covers the incorporated area of Elma and the immediate vicinity as described in the plan.

b) The lead agency is the City and the City Supervisor is the responsible official.

c) The statement has been prepared by the staff of the Grays Harbor Regional Planning Commission.

d) While the proposal itself consists of only the action of the City Council in the adoption of the plan, it is envisioned that this EIS may be a applicable to all further implementing steps and procedures of the City regarding the plan. Since it is hoped that the plan will also be considered by the County Planning Commission and the Regional Planning Commission, this statement may be applicable to those deliberations, and any resulting implementing measures.

e) f) All information regarding this statement can be obtained from the offices of the authors, the Grays Harbor

Regional Planning Commission office, 207½ E. Market, Aberdeen, WA. Copies of the EIS may be obtained for the cost of $2.50.

g) This EIS is issued on February 5, 1979.

h) All comments regarding the EIS shall be submitted to the City by March 12, 1979.

3. TABLE OF CONTENTS

4. DISTRIBUTION LIST

A. Grays Harbor County Planning Department
B. Grays Harbor Regional Planning Commission
C. Department of Ecology
D. Grays Harbor Public Utility District #1
E. Elma School District No. 67/68
F. Department of Commerce and Economic Development

G. Department of Fisheries
H. Department of Natural Resources
I. Office of Community Development
J. Department of Transportation
K. Washington Public Power Supply System

5. SUMMARY OF ENVIRONMENTAL IMPACT STATEMENT

a) The City of Elma proposes to adopt a Comprehensive Plan outlining a range of growth policies which seek to balance competing environmental, social, and economic needs in the community in the face of rapidly rising growth pressures--pressures which could significantly change the character of the city. These create environmental costs which satisfy economic and social needs, and the plan attempts to keep these costs at a minimum.

b) Basically these impacts may be related to the following features of the Plan:

- By permitting growth, existing traffic, noise, glare, consumption, and waste generation increase. This is not expected to be inconsistent to the small-town character of the city.
- The plan commits particular areas to particular uses, thereby foreclosing the employment of these areas for other uses. (The most important of these commitments is the conversion of a limited area of farm land to urban uses.) By providing the space for these uses, however, the plan is expected to divert development from other areas and preserve present agricultural and rural character, thereby reserving them for the future.
- By permitting development, the usual range of construction impacts may be anticipated (including earth movement, temporary noise, traffic interruption, etc.).

c) While these impacts on present conditons will result, such impacts are less significant or pose less severity in their

consequences than the potential impacts of the identified alternatives. These alternatives include:

1) No action.
2) Directing growth within incorporated boundaries (encouraged where possible).
3) Directing growth to temporary housing areas (part of the plan).
4) Directing growth in one direction towards concentrated service areas (a major portion of the plan).
5) Dispersing growth in a broad, even pattern around the city.

d & e) The statement notes that the mitigation of specific impacts arising from anticipated construction cannot be mitigated completely at this planning stage, and the statement recognizes that such mitigating measures can be better evaluated under the terms of SEPA at the time of implementation.

6. DESCRIPTION OF THE PROPOSAL

A. Name and Sponsor of Proposal: City of Elma: The City of Elma Comprehensive Plan.

B. Location of Project: The incorporated City of Elma and immediate vicinity.

C. Related File Numbers: Unknown.

D. Phasing of Construction. The proposed plan will be gradually implemented as development proceeds under the policy framework of the plan. Each construction project will be subject to the requirements of SEPA to the extent that aspects of such projects are not included under this statement.

E. Major Features of the Proposal: The proposal includes the following major features:

1) Expectation of between 3400 and 3600 persons by 1990.
2) Policies encouraging protection of the small-town atmosphere found in Elma.
3) Policies encouraging, when possible, growth within City boundaries while small-town character is maintained.
4) Policies permitting annexation of areas serviced by the City.
5) Encouraged growth along existing capital facilities.

6) Allowing development of temporary housing areas around the City under certain conditions.

7) Policies protecting dense development from areas prone to natural hazards (floodplains, steep hillsides, areas with low capacity for septic fields or building foundations).

8) Policies preserving agricultural lands and activities.

9) Policies directing travel-related commercial activities to the east areas of the City and commercial activities serving local residents to the center of the City. Services not conflicting with residential activity are allowed to occur along Main Street between 3rd and "B" Streets.

10) Policies directing industrial uses to one of two places. Rail dependent industries are encouraged north of the central business district thereby avoiding a potential traffic problem created by industry vehicles traversing the City's center.

11) Policies providing sewage facilities to the Garden Hill area.

12) Policies allowing multi-family developments provided such developments do not change the overall low-density character of the City.

F. Related to other Plans. This proposal seeks to establish a comprehensive plan for the city and its environs. The plan represents a refinement of regional and county plans and conforms in intent to the policies of those plans. The urban development objectives of the plan tend to promote regional policies intended to conserve agricultural and forest lands, while meeting regional housing, commercial, and employment needs.

7. EXISTING ENVIRONMENTAL CONDITIONS

Numerous works describe existing environmental conditions and were consulted in the statement's development including:

A) Part I of the Plan document (herein called "Part I").

B) The Environmental Impact Statement for the Washington Public Power Supply System's reactors 3 and 5 (herein referred to as Satsop EIS).

C) Grays Harbor Erosion Management Study.

D) Water Quality Management Plan of Grays Harbor.

E) Other works on file with the Grays Harbor Regional Planning Commission at 207½ East Market, Aberdeen.

Specific elements are listed below:

A. Elements of the Physical Environment:

1. Earth:

(a) Gelogy. Discussed on pages 1 through 4 of the Part I Plan Document.

(b) Soils. Pages 7 to 11 of Part I, the Comprehensive Plan.

(c) Unique Physical Features. None Identified.

(d) Erosion. Discussed in detail in the Grays Harbor Erosion Control Plan; pp 32 through 35 and Plates 12a, 16b.

(e) Accretion. None Identified.

2. Air

(a) Air Quality. Air quality in Elma is very good with no major point source of pollution present. Present contaminants are related to vehicular emissions from local traffic and the freeway. (Regional air quality is extensively addressed in the Satsop EIS.)

(b) Odor. There are no major sources of unpleasant odors in Elma. The chief source of unpleasant odor would be agricultural uses in the vicinity of the City.

(c) Climate. Page 1 of Part I and also see the Satsop EIS.

3. Water.

(a), (b), (c), & (d) Surface Water. Pages 4-6 of Part I.

(e) Surface Water Quality. See the Grays Harbor Water Quality Management Plan, on file with the Grays Harbor Regional Planning Commission at 207½ E. Market, Aberdeen.

(f), (g), & (h) Ground Water. Page 6, Part I.

(i) Public Water Supply. Pages 69-72 of Part I.

4. Flora: In pristine times the region was covered with dense virgin forest. Now forest areas are generally limited to higher sloped areas in the northern part of the region. In these forested areas a wide variety of species may be found with conifers dominant (Douglas Fir, Western Hemlock, Western Red Cedar, and Sitka Spruce). In lowland areas, hardwoods, especially red alder, are common.

The vegetation of the wide valley floor reflects past land use history. It is a mosaic farm land brush areas and different forest types of all ages. These lowlands were originally covered with conifers except for a few open meadows. On the alluvial flood plain, vegetation varies with degree of drainage. On poorly drained soils grow Western Red Cedar, or mixed stands of Western Red Cedar, Hemlock, Douglas Fir, Cottonwood, Oregon Ash, Big Leaf Maple and Red Alder are common. The bottom lands are used for moderate production of grasses for dairy cattle or for cash crops. Land on the river terraces, benches, or moderately rolling uplands is used partially for production of forage for livestock. Secession of riparian areas is characterized by pioneering species of willow and alder to be mixed later with Oregon Ash Cottonwood and Big Leaf Maple.

Detailed inventories of the vegetation of the Chehalis Valley may be found in the environmental reports prepared for the nuclear power plants at Satsop.

5. Fauna: Fauna in the area generally is characteristic of northwest coastal regions of moderate settlement in agricultural and forest areas.

The varied topography and vegetation composition of the planning area, and adjacent areas, is largely responsible for wildlife composition, diversity, density, and structure.

More detailed discussions of areawide fauna are provided in Part I of the Plan document, pages 11 through 16 and in the Satsop EIS.

6. Noise: Noise in Elma is unsignificant. Most noise eminates from city vehicular traffic. Noise eminated from city industries is not of any significance.
7. Light and Glare: Bothersome levels of light and glare have not been noted within the city.
8. Existing Land Use: Pages 20 through 26 of Part I.
9. Use of Natural Resources: The uses of natural resource in the planning area consists primarily of.
   (a) Use of space for development (residential, commercial, and industrial).
   (b) Agricultural uses.
   (c) Limited forest products harvest.
   (d) Sport fishing on rivers and limited recreation.

   All of these uses (except the use of space for development) are renewable.
10. Risk of Explosion or Hazardous Emission: There are no known risks, unless rail shipments or truck shipments on the freeway have such hazards. Such risks are thought to be minimal.

B. Elements of the Human Environment:

1. Population: Discussed on pages 27 to 57 and for projections, pages 96 to 109 of the Part I document.
2. Housing: Pages 58 to 66, Part I.
3. Transportation/Circulation: Pages 72 to 75 of Part I.
4. Public Services:
   (a) Fire: Page 75 of Part I.
   (b) Police. Page 75, 76 of Part I.
   (c) Schools: Page 76 to 79 of Part I.
   (d) Parks: Elma has three parks within its boundaries most of them as of yet undeveloped. School

ballfields are used frequently by the public. A local swimming hole is located in Cloquallum Creek Park located just east of the City, but the area is undeveloped.

Grays Harbor Fairgrounds are located adjacent the Elma City boundary on the east providing local residents with a recreational advantage when County events are held. The 50 acre Oaksridge Golf Course is located just west between the City and Satsop.

A more detailed list of recreational facilities in the Elma area may be found on Table 32.12.2, p. II-114 of the Quarterly Socio-Economic Report of WNP - 3/5, July 1978, Grays Harbor Regional Planning Commission.

(e) Maintenance: Water - page 69-71 of Part I; Sewer - Pages 67 & 68 of Part I, and streets - pages 72-75 of Part I.

(f) Other: Page 80 of Part I (library facilities).

5. Energy: Regional energy issues are discussed in the Satsop EIS.

6. Utilities:

(a) Energy: Electrical energy is provided by the Grays Harbor Public Utility District and other forms by usual commercial dealers as part of northwest distribution system.

(b) Communications: Telephone service is provided by Timberland Telephone Company, a small private company interconnected with Pacific Northwest Bell. There is a weekly newspaper published in the City: The Elma Chronicle. The city is also within the service area of the Aberdeen World, the County's daily newspaper, and the Montesano Vidette, a weekly paper. Radio service is provide from Aberdeen-Hoquiam and TV service is provided by a cable service which carries most of the northwest TV stations.

(c) Water: Service discussed on pages 57 to 60 of Part I of the Plan.

(d)and(e) Sewer Services: Pages 60 to 62 of Part I.

(f) Solid Waste: Solid waste service is provided by a private company under franchise. The collected waste is disposed of at a site near Aberdeen.

Grays Harbor County has taken a 20-year lease on the City's previous dump site in order to construct a garbage transfer station. The station will be one of five in the County and will serve much of East County. Completion of this station is expected soon.

7. Human Health: Residents generally utilize health services provided in Aberdeen and Olympia for major health needs. However, two medical clinics exist within Elma, and the City operates ambulatory services. One of the clinics is sponsored by Mark E. Reed Hospital located in McCleary. Two pharmacies provide the City with minor ancillary services.

8. Aesthetics: Elma presents a small-town, clean atmosphere enjoyed by most residents. It's small-town nature and cleanliness were attributes commonly suggested throughout the plan development which are to be preserved as much as possible.

9. Recreation: See Table 32.12.2, p. II-114 of the Quarterly Socio-Economic Report of WNP-3/5, July 1978, Grays Harbor Regional Planning.

10. Archeological/Historical: There are no known archeological sites of significance in the City.

8. IMPACT OF THE PROPOSAL

The complete implementation of the plan would affect the elements of the Human and Physical Environment in the following ways:

A. Elements of the Physical Environment

1. Earth

(a) Geology: The proposed plan would permit minor

earth excavation and filling incidental to the various types of uses permitted in the plan.

(b) Soils: The plan would allow substantial disruption of soils in certain areas as the uses permitted are developed. Disruption would vary from substantial and complete disruption in industrial and commercial areas, to much less in the low density residential areas.

(c) Topography: The general topography of the area would not be substantially altered, although earth movements related to the various types of development permitted may make very minor alterations in the topography of the area.

(d) Unique Features: N/A

(e) Erosion: Removal of vegetation during the construction of various uses would increase overland erosion. Drainage and stream courses would be largely unaffected by the plan, however, and the plan also would prevent development which would result in massive erosion.

(f) Accretion/Avulsion: N/A

2. Air:

(a) Air Quality: Change in air quality will be relatively minor consisting of increased emissions from increased traffic resulting from moderate growth. The Plan also permits the development of industrial uses. These uses could involve air discharges, but this is expected also to be minor since such activities are now heavily regulated. All possible emissions of contaminants resulting from this plan would be negligible and perhaps not even measurable.

(b) Odor: The chief impact on odor would be the possible removal of agricultural odors adjacent to the city. Increased traffic would increase associated odors (though in negligible amounts) and industrial uses would involve odors, though

the level would have to be determined at the time each specific industry was proposed.

3. Water:

(a) Surface Water Movement: The plan would have little if any impact on the movement of surface water. Major streams and the river could not be modified. Small drainage courses would generally be left in their natual configuration and could only be modified with a showing that the water flow would not be restricted.

(b) Runoff Absorption: By permitting greater development and thereby more pavement and other forms of impervious ground cover, absorption of rainfall into the soils would be reduced and runoff would be more rapid. Again, however, the general small town densities of the plan would not substantially change the character of the area drainage. Localized problems could result, where large areas may be paved in commercial development, but this should be evaluated at the time of development under the procedures of SEPA.

(c) Flooding: The plan would have no impact upon existing flooding conditions. It supports existing laws related to flood problems and recognizes areas which are prone to flooding. Policies in the plan discourage development from such areas.

(d) Surface Water Quantity: See (b) above.

(e) Surface Water Quality: Increased development increases surface waste discharge which may potentially lower surface water quality. However, the plan contains policies which require consideration of waste disposal capacities and potential problems prior to development approval.

(f), (g), & (h) Ground Water: No known impact will be created on ground water supplies (except as identified next).

(i) Public Water Supplies: Increased development will lead to increased demand for water. Study of the current system, a well system, indicates sufficient quantity for development projected here. The plan provides policies requiring sufficient water supplies prior development approval.

4. Flora: The proposed plan would not significantly alter the present vegetation of the area. Development will most likely concentrate to the north and east altering some of the forest covering. The plan does permit development in all areas around the city except to the immediate south and therefore, can potentially allow alteration of the agricultural and forest vegetation. More specifically:

(a) By extending sewer or water facilities to the north to areas suitable for development, much of the forest vegetation will most likely be replaced either by lawn and grassy vegetation or by trees of a more domestic nature.

(b) Since the plan potentially allows for development upon agricultural lands under certain conditions, agricultural flora adjacent the city might also be replaced with residentially associated flora in residential developments or with hard surfaces in industrial use or commercial use areas. The proposed plan is not expected to impact on any known unique or endangered species, nor do any significant vegetative corridors appear to be affected by the plan.

The more important impact of the plan on agricultural land is that the plan should assist in conserving agricultural land in other areas. One of the basic purposes of the plan is to reduce urban sprawl which would result in the loss of far more commercial agricultural land.

5. Fauna: The impact of the plan on fauna in the area is similar to that on vegetation. Agricultural animals (predominately cows and horses) may be displaced in areas to the west and north of the city by development. Small animal wildlife associated with the wooded areas would be displaced in limited amounts as forests are replaced. Some osprey nests do occur south of U.S. 12 and the plan recommends the agricultural uses here remain agricultural. One of the basic concepts of the plan is to encourage development to cluster near the city. This is expected to reduce general urban sprawl which would tend to disrupt far more extensive and perhaps (since they would be more removed from human activity) important wildlife habitat. The plan, then, is generally expected to conserve such areas.

   The plan is not expected to significantly affect fish habitat other than through the effect upon water quality discussed previously.

6. Noise: Noises associated with residential uses would generally increase throughout the area, although this would be negligible. Traffic noise would increase along roads designed as arterials but this would not generally be significant.

   Establishment of industrial areas in northern Elma would result in an increase in noise levels although the amount of this increase will depend upon the type of industry which occurs. Each industry would be subject to SEPA prior to establishment. Because the plan suggests limiting industries in northern Elma to rail-related activities, noise created by industrial road traffic in-city will be minimized.

   Establishment of two commercial districts will increase traffic along Main Street between 6th and "B" Streets thereby, increasing traffic noise as these commercial activities expand.

7. Light and Glare: The impact of the plan on levels of light and glare are largely the same as the impact on noise, i.e. some increase in levels as would be related to planned uses. The exact impact of light levels will have to be determined at the time specific development proposals are made (under the guidelines of SEPA).

8. Land Use: The plan will obviously significantly alter land use patterns. However, no change in the plan would be a dramatic change from the existing pattern. Significant features include:

   (a) Establishing two residential densities--low density and a moderate density. Residential development west of 3rd Street would have a density of 15 units per acre or less unless determined that a higher unit density would maintain the intent and effect of low density development. Moderate density development is encouraged to establish around the central business area and northern industrial district.

   (b) Residential expansion outside the city's boundaries is allowed provided capital facilities are adequate to support development and provided the development does not negatively impact area's agricultural soils or uses.

   (c) Three commercial districts are established within the plan. The central business district encourages development of land intensive business which primarily provide service to local residents The eastward commercial district, located adjacent the intersection of highways U.S. 12 and State Route 8, provides area for establishment of land extensive commercial uses which would serve both City residents and commuters/ tourists. A service commercial district is established along Main Street east of 3rd intended to provide space for small offices conforming to the residential character of the area.

(d) Two industrial areas are identified within the plan. The north area is established along the rail running east-west to allow development of rail dependent industry or industry not heavily depending upon road transportation. The second industrial area is located just south and west of the State Route 8/U.S. 12 intersection, thereby, allowing development and expansion of road dependent, as well as rail-dependent industry This area is well buffered from the City's commercial and residential areas.

9. Use of Natural Resources: The plan provides for development and thereby the use of natural resources which produce construction materails. This, however, is not expected to make any difference in overall consumption of resources which otherwise would have occurred.

The plan would commit land (a non-renewable resource) to development. However, the overall effects of this commitment is expected to be substantially less than what would occur from urban sprawl which the plan seeks to avoid.

10. Risk of Explosion or Hazardous Emission: The plan would have no known effect on these concerns.

B. Elements of the Human Environment

1. Population: The plan seeks to respond to an expected population growth by influencing the location of that growth. Analysis and projections indicate that the City will grow to equal between 3400 and 3600 people by 1990 and these figures are used in the plan to develop growth policies.

2. Housing: The plan calls for policies which will increase the area's available housing supply to meet

population expectation. It also outlines policies encouraging development of low cost housing for low-income families. Policies suggest housing development to occur first within city limits in order to increase service delivery. While multiple-units are allowed by the Plan to exist in any residential area of the City, (under appropriate conditions) higher density developments are encouraged to develop in close proximity to the City's center.

3. Transportation: As mentioned previously, traffic should increase with development. One of the basic purposes of the plan is to guide development to areas where they might be most effectively served by street and transit systems. The plan, then, prevents a haphazard development patten which would create traffic circulation problems.

   The plan also has a traffic circulation element which coordinates street development with the land development envisioned in the plan.

   The increased growth envisioned in the plan could, in specific locations, increase congestion and hazards related to increased traffic volumes. The implementation of the traffic element and general improvements in the street system will reduce any such potential.

   Since the plan basically encourages continuation of existing land use patterns, existing traffic patterns would be re-enforced under the plan.

4. Public Services: Growth envisioned would create greater demands upon all public services, but the plan outlines policies which will direct future growth so that these demands are minimized. The plan emphasizes particularly the improvement of certain street facilities and the development of parks. Regarding other public services, the plan calls for the maintenance of service levels now enjoyed by City residents.

5. Energy: It is anticipated that adoption of the plan will conserve consumption by promoting a more efficient land use pattern than would be achieved without it.
6. Utilities: One of the main purposes of the plan is to promote a future land use pattern which will accomodate anticipated growth pressure in a manner which can be most efficiently served by public utilities.
7. Human Health: The impact of the plan on human health concern is quite general in nature. By responding to anticipated growth in an orderly and efficient manner it is expected that a healthful environment will be produced. For example, because the City's wells exist south and west of the City, westward development could potentially cause health problems resulting from septic disposal. Adoption of the plan will most likely alleviates these potential problems.
8. Aesthetics: One of the major purposes of the land use plan is to ensure existence of the small-town aesthetics in the face of growth pressures. Because aesthetics are individually defined, the planning process relies heavily upon continual identification of the pleasing aesthetics to be obtained or to be preserved within the area. Thus, the plan is designed to actively improve or maintain aesthetic qualities.
9. Recreation: The plan encourages improvement of existing recreational opportunities and calls for the expansion of park acreage in proportion to population increase so that existing per capita park acreage is maintained.
10. Archeological/Historical: There are no known effects of the plan on any archeological or historical sites.

9. THE RELATIONSHIP OF THE PLAN BETWEEN LOCAL SHORT-TERM USES AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

A. Identification of Trade-Offs between Short-Term Gains and Long-Term Losses. The most significant long-term "loss"

envisioned in the plan is the conversion of forests and farm uses to urban uses. Areas to the north, which are primarily forested, will become subject to development once public facilities (particularly sewer) are provided northward. Areas of agriculture in Elma, particularly those areas north of the Central Business District and those in the land extensive commercial area adjacent the U.S. 12 - State Route 8 intersection, will be subject to development under the plan. However, in so doing, the plan seeks to reduce the potential loss of more farm and forested lands resulting from continued low density sprawl around the City.

Implementation of this plan, as with any plan, will involve the commitment of specific areas to certain uses, thereby foreclosing the long-term opportunity to use such areas for other uses. These commitments, however, do not generally consist of a significant departure (except those identified) from existing patterns and uses.

B. Benefits and Disadvantages of Reserving Implementation to a Future Time: The City of Elma is experiencing considerable growth pressure now primarily as a result of the construction of the nuclear power plants. The growth pressure is creating potential problems by the inappropriate commitment of various areas to various uses. If the plan is not implemented soon the effect would be largely the same as a no plan alternative. The longer the plan is postponed, the more difficult it becomes to achieve many of the plan's stated objectives.

10. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

As noted above the major irreversible and irretrievable commitments of resources consists of:

A. The possible commitment of agricultural areas to urban use.
B. The possible commitment of undeveloped areas to urban uses.
C. The general commitment of a land use pattern which also involves the foreclosing of opportunity to employ these areas for other uses.

11. ADVERSE ENVIRONMENTAL IMPACTS WHICH MAY BE MITIGATED

As in the case of any comprehensive plan, this plan calls for or permits a wide range of activities, projects, and programs. The particular potential adverse impacts of these activities may range from minimal to severe, depending upon the design or manner in which each specific action is done. For this reason the most appropriate place to consider or carry out mitigation is at the stage of implementation. Since each project is subject to the requirements of SEPA, such mitigation may be addressed at that time.

12. ALTERNATIVES TO THE PROPOSAL

The proposed plan is the result of a detailed planning process which has considered alternatives at each step of the process. While virtually every policy in the plan was developed with a consideration of alternatives, the plan formally considered (complete with a public hearing) four overall alternative policy frameworks, components of three of these alternatives are embodied in this plan. Added to these other alternatives is "no action." All alternatives assume the same population size and examine possible land use patterns.

A. No Action: No action would continue the piece-meal decision-making process which is now occurring, with each decision considering only the immediate problem without any consideration of the overall impact of these incremental decisions. A particular feature of this alternative is a continuation of separate planning and zoning decisions being made independently by the county and city. In some situations this occurs on a single project.

Continuation of this situation will result in the following:

1. Extension of public facilities on a case-by-case basis possibly resulting in haphazard land use patterns.

2. Possible inconsistent zoning decisions resulting from the absence of a policy framework.
3. Possible premature commitment of resources without consideration of alternatives.
4. Continued absence of an overall purpose to the land use policy.
5. Possible continued frustration in meeting emerging housing pressures and problems related thereto.

B. Directing Anticipated Growth to Incorporated Boundaries: This alternative, the major pattern proposed within the plan, posses some problems including:

1. An increase in existing development density to a maximum level. (While the density will not overburden planned facilities, the development density may appear high.)
2. Change in the City's physical character. (Related to the first impact, the increased density will affect the small-town character, though not to a significant degree.)
3. Possible increase in housing demand and pressures. (By limiting the amount of land available for development within the area, lands available for housing development could become scarce and increase housing values and costs.)

However, the alternative may also solve many land use problems or prevent them from arising. These attributes include:

1. Preserving environmental conditions around the City thereby, preserving its overal small-town character.
2. Preventing rampant escalation of water delivery and sewer collection costs incurred by servicing large areas aound the City.
3. Keeping traffic patterns confined to smaller areas resulting in lesser lengths of street facilities to maintain.
4. Condensing commercial activities in the more densely

settled areas, thereby, encouraging their use by local residentis.

5. Minimizing land consumption for urban use.

C. Directing Anticipated Growth to Temporary Housing Areas: This alternative also incorporated within the plan, suggest allowing the establishment of temporary housing areas designed especially to accomodate mobile living units often associated with construction activity. The major attributes and drawbacks of such a proposal are outlined below:

1. The establishment of a temporary housing area is positive if it is desired to preserve existing conditions and character of the area. By establishing such an area, other lands may be less subject to temporary housing structures. These areas can also relieve the residential density that is often associated with fast-growth development.
2. Depending upon the particular location of the housing area, capital facility costs may be minimized by establishing temporary housing areas since temporary services can be concentrated rather than dispersed.
3. Land consumed by temporary housing structures may be reduced by allowing for the set-up of mobile structures on spaces smaller than what is required on single lots.
4. Depending upon where the temporary housing area was located, the impacts upon the existing traffic volumes and patterns and upon commercial activities could be positive or negative. If located along a road used to its capacity, the increased traffic could generate significant traffic problems by overcrowding that road. The housing area, if set far enough away from commercial activities, could create need for retail services within close proximity of the homes, thereby de-centralizing commercial activity.
5. Adopting only this alternative would provide no permanent solution to housing shortages. While housing

would be provided primarily for construction workers, no policies under this alternative would address the need for increased housing which would shelter the growing population and which would replace dilapidated units.

6. Because long-term housing need is expected to exceed housing needed to shelter populations associated with nuclear power plant construction, there is actually no need to adopt only this alternative. Development of permanent housing meeting construction worker needs will be used once the nuclear power plant is completed therefore, eliminating any chance of excess housing supply within the City.

D. Directing Anticipated Growth to Concentrated Service Areas: This alternative, also conditionally allowed under the plan, allowing new housing development and associated services to establish in areas around the City, not necessarily adjacent to incorporated boundaries. Residents living in such areas would be responsible to County ordinances and would themselves provide one or all of the receiving physical services, such as water distribution, sewer collection, or street construction. They usually do this by establishing a special "improvement district" as defined in the Revised Code of Washington (R.C.W.). The major impacts of such an alternative include:

1. Increasing the risk of environmental change and gradual deterioration as the number of septic tanks increase (i.e. in water and street improvement district
2. Change in surrounding character of the area to reflect a "sub-urban" or bedroom community.
3. Relieving the pressures for higher cost housing (as housing in such areas would probably be designed for upper-middle income groups) thereby, stabilizing housing costs within the City.
4. Potentially affecting capital facility costs to the City, either positively or negatively. (Establishment

of an improvement district near developing areas adjacent the City may necessitate eventual annexation forcing the City to accept responsibility for servicing such areas. On the positive side, should the service districts remain isolated from City services, facility costs of growth to the City may be minimized.)

5. Lessening the potential development density within the City's incorporated boundaries.
6. Increasing land consumption by future development outside the City's incorporated boundaries.
7. Potentially overloading existing roads and changing areawide traffic patterns depending upon where such service areas are located.
8. Creating demands for commercial services away from the designated commercial areas in the City.

E. Encouraging Dispersed Development in a Broad, Even Pattern Around Elma:

Most of the impacts associated with this alternative are negative including:

1. Increasing land consumption to a high degree thereby affecting the samll-town character of Elma and degrading environmental quality.
2. Greatly increasing costs of water distribution and sewer collection to Elma residents.
3. Possibly sprawling commercial services over a broad area thereby, limiting the effectiveness of a centralized business area.
4. Producing an unpredictable traffic pattern since particular areas are not designated for receiving development.

On a positive note this alternative would conserve a low development density and relieve housing pressure within the incorporated limits.

Further details of these various alternatives--including conceptual mapping--may be obtained from the Grays Harbor Regional Planning Commission at 207½ E. Market, Aberdeen.

13. UNAVOIDABLE ADVERSE IMPACTS

The adverse impacts which would occur over present conditions if this plan were implemented may be classified into three groups:

A. The plan commits the City to a moderate level of growth. This growth would produce:

1. Increased traffic.
2. Slightly increased noise, light and glare, mainly derived from increased traffic.
3. Slightly increased fumes and odors, again arising largely from increased traffic.
4. Increased demand for all public services.
5. Increased consumption of water, energy, and other forms of resources.
6. Increased waste generation.

B. The plan commits areas to particular commercial, industrial, and residential uses, thereby foreclosing the use of each area for another use. The most significant of these include:

1. Conversion of agricultural lands around the City.
2. Conversion of undeveloped area north and east of Elma.
3. Expansion of industrial area in the north and south.
4. Expansion of the central commercial area and the eastern commercial area.
5. Increased area committed to development which reduces absorption capacity of the soils.
6. The commitment of larger area to development producing some displacement of wildlife.